

A MEETING OF THE SODDY-DAISY  
MUNICIPAL PLANNING COMMISSION  
WAS HELD ON WEDNESDAY,  
MAY 13, 2009 AT 12:00 NOON.

MEETING CALLED TO ORDER BY:  
CHAIRMAN ORR

MEMBERS PRESENT:  
CHAIRMAN ORR  
VICE-CHAIRMAN SKILES  
SECRETARY PENNEY  
COMMISSIONER HAYES  
COMMISSIONER RICHIE  
COMMISSIONER STOTTLEMIRE  
COMMISSIONER STULCE  
REC. SEC. DOLBERRY

The minutes of the meeting held April 8, 2009 were presented and approved as presented.

Rusty Lewis and Dana Berasha, Ivy Academy, asked to address the Commission at the end of the meeting.

OLD BUSINESS:

None.

NEW BUSINESS:

FINAL PLAT - 347 HYATTE ROAD AND 620 SEQUOYAH ROAD, POTEET-HAMILTON  
COUNTY DEPARTMENT OF EDUCATION SUBDIVISION, TOM POTEET  
AND HAMILTON COUNTY DEPARTMENT OF EDUCATION.

Chairman Orr stated that it had been requested to move this item to the June meeting. It was the consensus of the Commission to roll this item.

FINAL PLAT - 9389, 9345, 9375, 9347, 9341, 9339, 9387 & 9383 DAYTON PIKE, SODDY-  
DAISY SQUARE SUBDIVISION, REV. TWO, LOTS 2, 3, 4, 5, 6, 7, 8, & 9,  
GVH SODDY-DAISY ASSOCIATES AND D & B HOLDINGS-SODDY, G.P.

Alan Ramsey, Ragan Smith Associates, was present on behalf of GVH Soddy-Daisy Associates. Chairman Orr stated that the owner had not yet signed the plat. Mr. Ramsey agreed and asked for the Commission's approval subject to the signatures. Chairman Orr stated that he would like more detail on the design of the right in/right out entrance at the proposed south access. Mr. Ramsey stated that he had three sets of stamped engineering drawings with him addressing this design for the City's review. Chairman Orr stated that he wanted the Public Works Director and Police Department's approval on the design prior to signing the plat. He also stated that there is a discrepancy in the right-of-way table in which L24 reads 118.63 feet and should be 118.53 feet. Mr. Ramsey stated that they had one other thing to accomplish with that being the preparation of the deeds and legals for the abandonment of a portion of Springfield Road and the additional dedication of right-of-way on Dayton Pike. He said that he would have these to the City within the week to be heard at the June meeting and again asked for approval subject to. Commissioner Richie stated that the deceleration lane had not yet been paved. Public Works Director Renfro said that this should be completed tomorrow. Recording Secretary Dolberry stated that this was to be completed by the City. Commissioner Stulce expressed his concern that the development already had 3 access points and yet this Commission last month approved another access within 150 feet of the existing access. He stated Zaxby's is the only business currently located at this development and he felt that the additional access would only increase problems for the City Commission in the future. Commissioner Stulce made a motion to rescind action taken last month that allowed the extra access and delete the

fourth access. Chairman Orr stated that although he too is opposed to the extra access point, he did not feel it was appropriate to rescind last month's action. Secretary Penney stated that she did not feel the access would create any more problems than turning left into the Wal-Mart and Save-A-Lot just south of Harrison Lane. She said she would like to see access onto Springfield Road in order to access at the traffic signal. Commissioner Richie stated that it had been closed. Commissioner Stulce said that the developer had talked about accessing Springfield Road. Mr. Ramsey stated that in discussion with the developer, it was noted that one of the lots wraps around the new Springfield Road, that lot will have Springfield Road access and with development of this lot the goal is to create a cut through the parking lot to Springfield Road similar to what has been done at Harrison Lane. He said the developer hopes to sell Lot 7 to a restaurant which will have access onto Springfield Road and at that time incorporate a cut through the parking lot. Secretary Penney stated then the traffic would have access to the light. Mr. Ramsey stated yes, and they would show an access easement onto Springfield Road when the lot develops. Chairman Orr stated that a request had been made for a variance to the flag stem requirement for Lot 3 from 50 feet in width to 38 feet width, stating that the lot also has access to a 40 foot private easement across Lot 4. It was noted that the lot also has access to a 50 foot access easement onto Dayton Pike at Zaxby's. Vice-Chairman Skiles stated that when the end lot develops it will have to access Springfield Road. Commissioner Stulce questioned the width of the right in/right out at the proposed access onto Dayton Pike. Mr. Ramsey stated that the right in/right out would contain a raised concrete island with two 12 foot lanes. He stated that the curb height would be 6 inches with a width of 8 to 10 feet. Mr. Ramsey said that the curb would be all concrete with signage no left hand turn. Commissioner Stulce's motion to rescind last month's action died for lack of a second.

- 1<sup>st</sup> - Vice-Chairman Skiles to approve the 12 foot variance request for the flag stem width for Lot 3, allowing 38 feet in width instead of the required 50 foot flag stem width.
- 2<sup>nd</sup> - Secretary Penney
- Ayes - Unanimous

Commissioner Richie asked Public Works Director Renfro if everything he had requested had been completed. Public Works Director Renfro stated that the payment for the loop repair had been received, the deceleration lane was being paved by the City, and the fire hydrant location had been determined, but not yet installed. He stated that he had not yet seen the design of the right in/right out island. Mr. Ramsey stated that he had the design drawings with him and would leave them for Mr. Renfro's approval. Chairman Orr stated that the owner's signatures would have to be placed on the plat and the right-of-way abandonment and dedication completed prior to the Secretary signing the plat.

- 1<sup>st</sup> - Vice-Chairman Skiles to approve subject to meeting all the qualifications for the abandonment and dedication of right-of-way, hydrant installation, and public works and police department approval of the right in/right out design.
- 2<sup>nd</sup> - Secretary Penney
- Ayes - Vice-Chairman Skiles, Secretary Penney, Commissioner Stottlemire, Commissioner Hayes, Commissioner Richie, Chairman Orr
- Nay - Commissioner Stulce

ACCESS CONTROL - 9089 DAYTON PIKE, SODDY DAISY PEDIATRICS, SHAHLA A. KAUKAB, M.D.

SITE PLAN - 9089 DAYTON PIKE, SODDY DAISY PEDIATRICS, SHAHLA A. KAUKAB, M.D.

Chairman Orr stated that it had been requested to roll these two items to the June meeting.

- 1<sup>st</sup> - Secretary Penney
- 2<sup>nd</sup> - Vice-Chairman Skiles
- Ayes - Unanimous

Rusty Lewis and Dana Berasha spoke to the Commission. They stated that they were proposing to open a school on the south side of North Chickamauga Creek and thought they would explain the concept of the school prior to the Commission reviewing their plans. Mr. Lewis, contractor, stated that the address of the site would be 8443 Dayton Pike and the proposal is for 3 mobile buildings to be used as a high school, Ivy Academy. Ms. Berasha stated that the Ivy Academy had been accepted by the school board. She stated that some children learn better in a hands on environment rather than a traditional method of teaching. She said the school would have integrated thematic learning where all the teachers are teaching the same project/theme. She said that Hamilton County Charter Schools must pass the same tests as all public schools. She said that the class size would be 10 students per class which increases learning and attention of the students. She said they have a lease agreement and that TDEC wants the programs implemented. She said that students would be pulled from Soddy-Daisy High School, Ooltewah High School, Lookout Valley High School, or Howard High School. She said that students attending other schools could apply, but would only be considered if they had failed one TCAP score. She gave the purpose to provide students with life skills to support themselves and if desired, the graduates could also attend college. Chairman Orr said that he understood this was their third choice for locations and asked why the other two did not work out. Ms. Berasha stated that the Nature Center had been their first choice, but there were water problems at this site. The second choice was Audubon Acres and the railroad tracks near the site posed a safety hazard to the students. Mr. Lewis said the school would have a lease with Mr. Folkner, owner of the property south of the Chickamauga Creek with temporary buildings. He said the school grant would not allow the school to purchase the buildings or the property. The Commission asked how many students would be enrolled. Mr. Lewis stated that the first class enrollment would be 60 students with 60 students added each year until maximum enrollment of 240 is reached. He said the Federal Grant restrictions are that the school has to be up and running by June 30<sup>th</sup> or they will lose their funding. He asked the Chairman for a special called meeting. He said that in order to get approval they would have no problem agreeing to a review at the end of one year if this made the Commission feel more at ease. Chairman Orr told them to get all of the paper work completed and once complete, Recording Secretary Dolberry could call him and at that time he would entertain the idea of a special called meeting depending on the time frame after the paper work is completed. Commissioner Hayes questioned the term of the lease. Ms. Berasha said they have a 3 year lease agreement. Commissioner Richie questioned the safety of the Creek as when it is full of water it is a definite magnet. He said that he could see this posing dangers to the students with a potential for drownings. Ms. Berasha said that safety measures would be in place and the teachers would have to watch their students. She said full capacity of the school would be 240 students.

ADJOURNED 1:02 P.M.

REC. SEC. DOLBERRY